



Ministry of  
Environment

**PRELIMINARY DETERMINATION**  
**(Pursuant to Section 44 of the *Environmental Management Act*)**

I have made a Preliminary Determination that the site identified in Schedule A of this document **is not** a contaminated site.

This Preliminary Determination is qualified by the requirements and conditions specified in Schedule B.

The site does not have concentrations of the substances specified in Schedule C that exceed the applicable standards and criteria prescribed in the Contaminated Sites Regulation for determining whether a site is a contaminated site.

I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

This is to advise that I will consider submissions received 35 days after delivery of this Preliminary Determination before a Final Determination is made.

In accordance with the *Environmental Management Act*, I will notify persons with an interest in the subject site once a Final Determination is made.

This Preliminary Determination should not be construed as an assurance that there are no hazards present at the site.

Sept 9, 2015  
Date Issued

Peggy Evans  
Peggy Evans  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 7672 Progress Way, Delta, British Columbia which is more particularly known and described as:

Lot 1, District Lots 120, 129 and 437, Group 2, New Westminster District, Plan EPP14022, PID #029-323-045

The site contains part of a legal parcel depicted in a legal sketch plan EPP14022 prepared by H.Y. and Associates Land Surveying Ltd., B.C. Land Surveyor on July 19, 2011.

The site contains an area where vapour conditions apply, depicted on an engineering plan by Hemmera Envirochem Inc., dated July 27, 2015. The area is described by the following legal metes and bounds:

From the northwest corner of the property along South 00°09'31" West 131.000 m and encompassing the area from that point as follows:  
Thence North 89°50'29" East 32.500 m;  
Thence southeast along a curve having radius of 30.000 m and an arc length of 47.124 m;  
Thence South 00°09'31" West 10.500 m;  
Thence southwest along a curve having a radius of 30.000 m and an arc length of 47.124 m;  
Thence North 89°50'29" West 32.500 m;  
Thence North 00°09'31" East 70.500 m to the point of commencement.

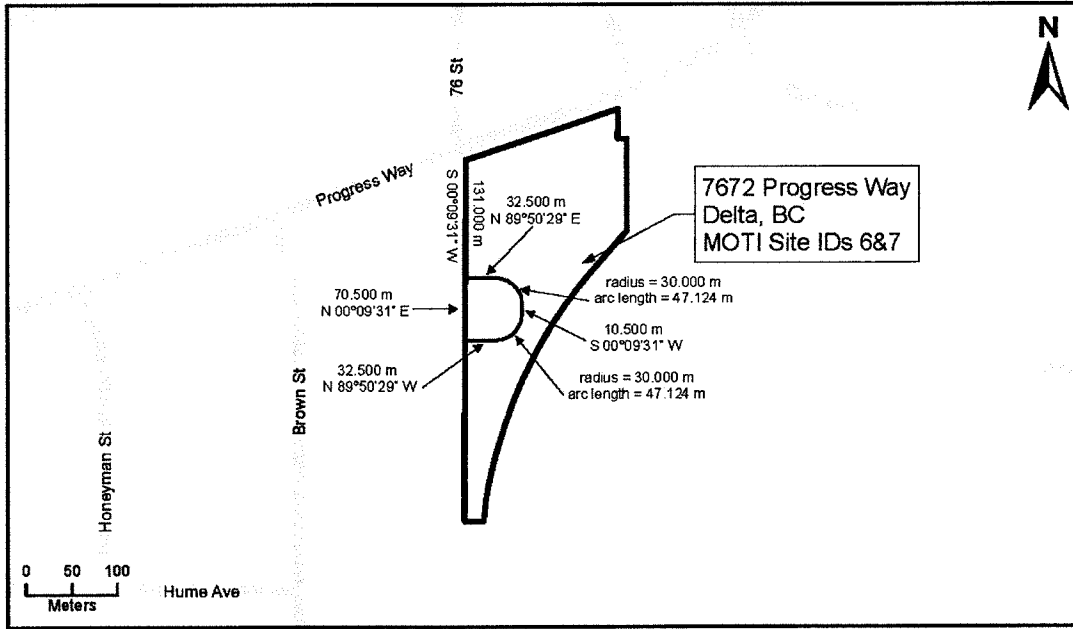
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 08' 6.45"  
Longitude: 123° 00' 43.32"

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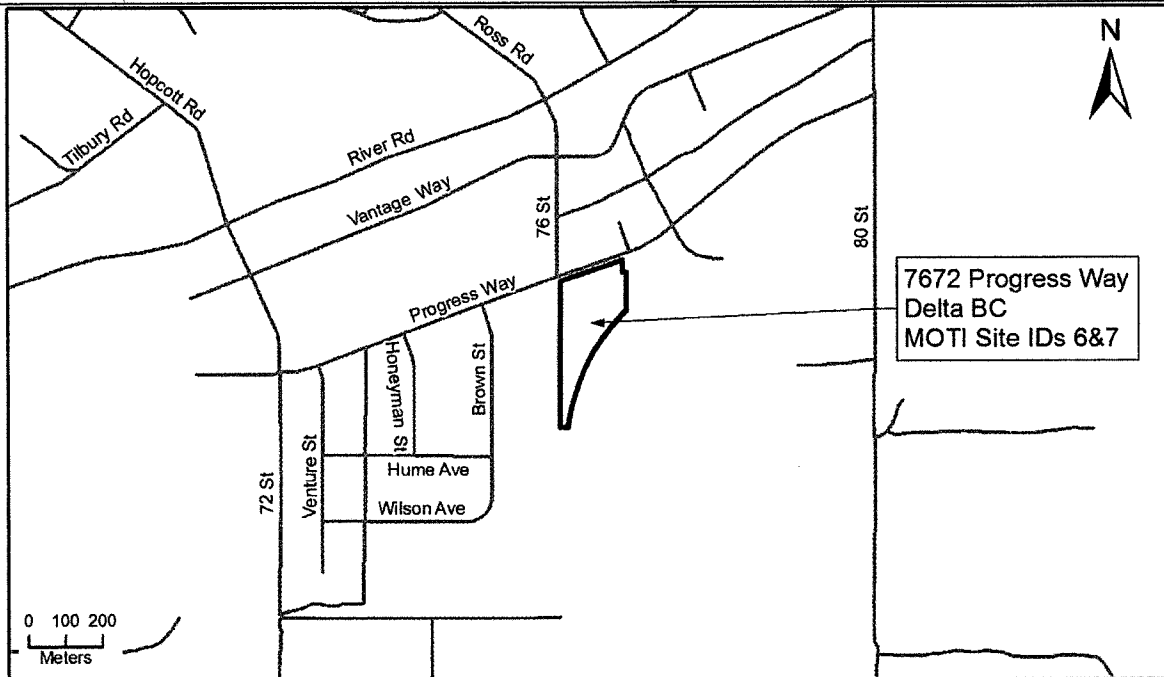
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**Site Plan**



**Site Plan**

**Location Map**



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## Schedule B

### Requirements and Conditions

1. Any changes in vapour use must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary. The use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Any building erected within the metes and bounds described in Schedule A and depicted on the site plan in Schedule A, must be of slab-on-grade construction or have a basement extending no more than 1.5 m below grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

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## Schedule C

### Substances and Uses

#### *Substances evaluated in soil for commercial land use:*

To meet numerical standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, tin, and zinc;
- Styrene, benzene, ethylbenzene, toluene, xylene;
- LEPHs, and HEPHs;
- Carbon tetrachloride, chloroform, dichloroethane (1,1-, 1,2-), dichloroethene (1,1-, 1,2-), dichloromethane, 1,2-dichloropropane, 1,3-dichloropropene (cis and trans), tetrachloroethylene (PERC), trichloroethane (1,1,1-, 1,1,2-), and trichloroethylene (TCE);
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, and monochlorobenzene;
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, dibenz[a,h]anthracene, indeno[1,2,3-cd]pyrene, naphthalene, phenanthrene, and pyrene;
- Ethylene glycol and propylene glycol (1,2-propanediol);
- Bromobenzene, bromodichloromethane (BDCM), bromomethane (methyl bromide), 1,3-butadiene, chloroethane (ethyl chloride), chloroethene (vinyl chloride), dibromochloromethane (DBCM), dibromomethane (methylene bromide), methyl chloride (chloromethane), methyl tert-butyl ether (MTBE), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tribromomethane (bromoform), and trichlorofluoromethane (Freon 11).

#### *Substances evaluated in water for freshwater aquatic life uses:*

To meet numerical standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE);
- VPHw, VHW<sub>6-10</sub>, LEPHw, and EPHw<sub>10-19</sub>;
- Benzene, ethylbenzene, styrene, and toluene;
- 1,2-Dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, hexachlorobutadiene, 1,3, monochlorobenzene, 1,2,3-trichlorobenzene, 1,2,4-trichlorobenzene;
- 1,2-Dichloroethane, tetrachloroethylene, and trichloroethylene;
- Ethylene glycol and 1,2-propylene glycol;

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- Dichloromethane (methylene chloride), tetrachloromethane (carbon tetrachloride), trichloromethane (chloroform); and,
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

***Substances evaluated in water for drinking uses:***

To meet numerical standards prescribed for defining whether a site is contaminated:

- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, iron, lead, magnesium, manganese, mercury, molybdenum, selenium, sodium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE);
- VHW<sub>6-10</sub> and EPHW<sub>10-19</sub>;
- Bromodichloromethane (BDCM), dibromochloromethane (DBCM), 1,2-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethylene, dichloromethane (methylene chloride), monochlorobenzene, tetrachloroethylene, tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), trichloroethylene, trichloromethane (chloroform), and vinyl chloride;
- Benzene, ethylbenzene, toluene, and xylenes (total);
- Benzo[a]pyrene; and,
- Bromobenzene, bromomethane (methyl bromide), 1,3-butadiene, chloroethane (ethyl chloride), chloromethane (methyl chloride), dibromomethane (methylene bromide), 1,2-dibromoethane (ethylene dibromide), dichlorodifluoromethane (Freon 12), 1,1-dichloroethane, 1,2-dichloroethene (cis), 1,2-dichloroethene (trans), 1,2-dichloropropane (propylene dichloride), 1,3-dichloropropene, hexachloro-1,3-butadiene, trichlorofluoromethane (Freon 11), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, 1,1,1-trichloroethane, 1,1,2-trichloroethane, and 1,1,2-trichloro-1,2,2-trifluoroethane (Freon 113).

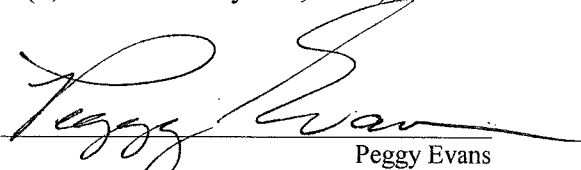
***Substances evaluated in vapour for commercial use:***

To meet numerical standards prescribed for defining whether a site is contaminated:

- Benzene, bromodichloromethane (BDCM), bromoform, bromomethane (methyl bromide), carbon tetrachloride (tetrachloromethane), chlorobenzene (monochlorobenzene), chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), dibromochloromethane (DBCM), 1,2-dibromoethane (ethylene dibromide) (EDB), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene (1,1-dichloroethylene), 1,2-dichloroethene, cis (1,2-dichloroethylene, cis), 1,2-dichloroethene, trans (1,2-dichloroethylene, trans).

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dichloromethane (methylene chloride), 1,2-dichloropropane, 1,3-dichloropropene, ethylbenzene, methylene dibromide (dibromomethane), methyl ethyl ketone (2-butanone), methyl isobutyl ketone (4-methyl-2-pentanone), naphthalene, styrene, 1,1,2,2-tetrachloroethane, tetrachloroethylene (PCE) (PERC), toluene, tribromomethane (bromoform), 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), trichlorofluoromethane (Freon 11), and xylenes, mixture.

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## Schedule D

### Documents

This Preliminary Determination is based upon a review of the following documents:

- Summary of Site Condition, prepared by Ben Lin / Hemmera, dated April 8, 2015; and,
- Stage 1 Preliminary Site Investigation, 7672 Progress Way, Delta, BC, MOTI Site IDs 6 and 7, prepared by Peter Howard and Ben Lin / Hemmera, dated March 31, 2015; and,
- ~~Stage 2 Preliminary Site Investigation, 7672 Progress Way, Delta, BC, MOTI Site IDs 6 and 7, prepared by Peter Howard and Ben Lin / Hemmera, dated March 31, 2015.~~

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